

HANOVER PLANNING BOARD



AUGUST 27th, 2007
MINUTES OF MEETING

At 6:50 P.M., the Chairman Rich DeLuca called to order the August 27, 2007 meeting of the Hanover Planning Board. Board members Rich DeLuca, Maryann Brugnoli, Gary Hendershot, Tony Losordo and Steve Rusko were present. Associate member Bernie Campbell was also present. Town Planner, Andrew Port was present. The Board reviewed the minutes of the July 30, 2007 meeting. Tony made a motion to accept the minutes as amended. Steve seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

35 Hanover Street – PB08-6LSP

The Chairman opened the hearing at 7:00 p.m. Gary read the public hearing notice into record. The applicant, Arthur Murphy presented his application to add a second floor to the rear of the building. Mr. Murphy then responded to questions from the Board. Gary made a motion to approve the application and to make findings as required by the Hanover Zoning Bylaw, to be reflected in the decision. Steve seconded the motion and it was so voted unanimously.

250 Rockland Street –Citizen's Bank – PB08-5LSP

The Chairman opened the hearing and Gary read the public hearing notice into record. John C. Chessia, the applicant's representative went over the plans. The Town Planner had concerns about the landscaping along the buffer area and front of the septic system berm. The applicant agreed to return with a landscape plan showing plantings along the toe of the slope, along the downhill edge of the berm. Gary made a motion to continue the hearing until September 10, 2007 at 6:50 p.m. Steve seconded the motion and it was so voted unanimously.

Hanover Hills Definitive Subdivision – PB07-5C

The Chairman opened the continued public hearing. The Town Planner gave the Board a letter from the applicant asking for a continuation of the hearing. Gary made a motion to continue the hearing at the applicant's request until October 15, 2007 at 8:00 p.m. Maryann seconded the motion and it was so voted unanimously.

1800 Washington Street – Verizon – PB07-28SP

The Chairman opened the continued public hearing. The Town Planner gave the Board a letter from the applicant asking for a continuation of the hearing. Gary made a motion to continue the hearing at the applicant's request until September 10, 2007 at 8:00 p.m. Maryann seconded the motion and it was so voted unanimously.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Board reviewed a Form A for 152 Colonial Drive – PB08-7A. Gary made a motion to endorse the ANR plan. Steve seconded the motion and it was so voted unanimously.

The Chairman endorsed a decision for 1377 Hanover Street – PB07-36LSP for which the 20 day appeal period had expired.

OTHER BUSINESS

The Board reviewed a request to withdraw an application from Rick Grady on behalf of R & L Trust, the applicant for Site Plan review at 222 Webster Street – PB07-01SP. The applicant had decided not to pursue construction of an additional building on the site at this time. Tony made a motion to grant the withdrawal at the applicant's request. Gary seconded the motion and it was so voted unanimously.

The Board reviewed a request from Cri-Tech (85 Winter St) for a minor plan modification to Site Plan PB07-30LSP to allow a change in the contours of the grade as originally permitted. Tony motioned to allow only further grading of the southern end of the site, subject to a minimum 15' setback from the property line and reserving the right to require additional landscaping prior to site plan signoff if deemed necessary upon visual inspection after site work is complete.. Gary seconded the motion and it was so voted unanimously.

The Town Planner updated the Board on the progress of the Master Plan. The Board agreed to set aside a slot of time for discussion of elements of the plan at all future meetings until the plan is adopted.

Gary motioned to adjourn at 8:45 p.m. Steve seconded the motion and it was so voted unanimously.

Meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Margaret Hoffman

PLANNING BOARD SECRETARY